



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: May 13, 2004

COUNCIL DISTRICT: 5

SUBJECT: PDC03-036. PLANNED DEVELOPMENT REZONING FROM A(PD) PLANNED DEVELOPMENT ZONING DISTRICT AND R-1-8 RESIDENCE ZONING DISTRICT TO A(PD) PLANNED DEVELOPMENT DISTRICT TO ALLOW UP TO 160 SINGLE FAMILY ATTACHED RESIDENCES ON A 2.3-ACRE SITE, LOCATED ON THE SOUTHEAST CORNER OF MADDEN AVENUE AND NORTH JACKSON AVENUE.

RECOMMENDATION

The Planning Commission voted 6-0-0-1(Campos abstained) to recommend that the City Council adopt an ordinance rezoning the subject site as proposed by the applicant.

BACKGROUND

On May 12, 2004, the Planning Commission held a public hearing to consider a Planned Development rezoning from A(PD) Planned Development and R-1-8 Residence Zoning District to A(PD) Planned Development to allow the development of up to 160 single-family attached residences and a 0.31 gross acre public park.

The Director of Planning, Building and Code Enforcement recommended approval of the proposed rezoning.

This item was removed from the consent calendar at the request of Commissioner Levy. He raised concerns regarding the density and height that was proposed as part of the Planned Development Zoning. Staff and the applicant indicated that the project conforms with the Transit Corridor Residential General Plan (20 + DU/AC) designation that was approved by the City Council (General Plan Amendment File No. GP03-05-01). Staff also indicated that the project is also within the 75-foot maximum height that is allowed for this site as a result of a General Plan text amendment that was approved by the City Council as a part of the 2003 General Plan Hearings. Commissioner Levy asked for information regarding the siting of the park. Staff and the applicant responded that park site was determined through discussions with neighborhood residents during the past year and will provide a needed amenity for street.

No one from the public appeared in support, or in opposition to, the proposed rezoning. The Planning Commission then closed the public hearing.

PUBLIC OUTREACH

A notice of the public hearing was distributed to the owners and tenants of all properties located within 1,000 feet of the project site. A community meeting was held on May 3, 2004 at the Mexican American Community Services Agency (MACSA) across the street from the project site.

COORDINATION

As standard procedure in the development review process, this project was coordinated with the Department of Public Works, Fire Department, Police Department, Environmental Services Department and the City Attorney.

CEQA

Mitigated Negative Declaration, File No. PDC03-036.

STEPHEN M. HAASE
Secretary, Planning Commission

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EL:ds/207-02

